



NEWLY RENOVATED LOBBY & COMMON AREAS



CLOSE PROXIMITY TO I-595



STRUCTURED PARKING

# Lakeside Office Center

600 NORTH PINE ISLAND ROAD  
PLANTATION, FL 33324

## LAKESIDE OFFICE CENTER

Lakeside Office Center consists of 134,443 square feet of Class A office space. The office building is situated in one of South Florida's most desirable office and residential submarkets.

The building is located on a beautifully landscaped, 12.43 acre parcel with lake frontage. Newly renovated lobby and common areas, and the building's architecturally unique and distinctive design is comprised of modern winged edges and intertwining glass and stone, while accentuated with a two-story glass atrium lobby.

The two-story glass atrium is accented by a balcony which surrounds the exterior portion of the lobby and features generous amounts of natural light on one side and lake views on the other. Newly constructed parking garage provides covered parking.



### AVAILABLE SPACE

SUITE	RSF	NOTES
100	9,448	AVAILABLE 1/1/23
150	2,394	AVAILABLE 11/1/22
173	2,277	AVAILABLE 11/1/22
225	2,502	GORGEOUS LAKE VIEWS
230	3,700	
260	6,412	OPEN LAYOUT
225/230/260	CONTIGUOUS TO 12,614 R.S.F	
330	2,944	AVAILABLE 1/1/23
340	2,359	
360	2,939	AVAILABLE 3/1/23 NEW SPEC SUITE; CORNER SUITE WITH LAKE VIEWS
370	3,880	CORNER SUITE WITH LAKE VIEWS
420	3,381	NEW SPEC SUITE
430	3,403	NEW SPEC SUITE
440	3,175	NEW SPEC SUITE
450	3,700	NEW SPEC SUITE
4TH FLOOR	CONTIGUOUS TO 13,659 R.S.F	



## EXCEPTIONAL AMENITIES & ACCESS



NW 25th Avenue

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## KEY FEATURES



New  
CONFERENCE  
CENTER



4:1,000 s.f.  
PARKING RATIO  
COVERED AND  
UNCOVERED



EFFICIENT  
FLOOR PLATES



15 MINUTES TO  
FLL AIRPORT



BEAUTIFUL OUTDOOR  
SEATING AREA WITH  
LAKE VIEW OF 12.43  
ACRE PARCEL

## SPECIFICATIONS

### Property Highlights

- Common conference center
- New exterior upgrades to entrance
- Newly renovated lobby and common areas
- 4:1,000 s.f. parking ratio
- New structured parking
- Fiber optics and Comcast available
- Loading dock
- On-site security and property management
- Beautiful lake views with lush tropical landscaping

### RATES

\* \$24.00 P.S.F., NNN

\* \$13.52 P.S.F. OPERATING EXPENSES

[WWW.LAKESIDEOFFICECENTER.COM](http://WWW.LAKESIDEOFFICECENTER.COM)

### Leasing Information

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### Location Description

- Adjacent to The Veranda Shoppes including restaurants, banking and retail, and new upscale multifamily residences
- Convenient to public transportation, including county and community bus service
- Close proximity to all major highways via I-595
- 15 minutes to Fort Lauderdale/Hollywood International Airport



About Brookwood Financial Partners, LLC—Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.  
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